

Town of Lebanon
PLANNING AND ZONING COMMISSION
REGULATION REVIEW SUBCOMMITTEE
Special Meeting
Lebanon Town Hall, Downstairs Conference Room
Thursday, July 29, 2010

MINUTES

Members Present: David Fields, Chair
James Jahoda
Robin Chesmer
Keith LaPorte
Sue Brett Davis
Also Present: Eric Bender
Francis Malozzi
Wayne Budney, Alt.
Also Present: Philip Chester, Town Planner

I. ROLL CALL The meeting was called to order at 8:17 p.m. by Mr. Fields

II. MINUTES *Motion was made by Mr. LaPorte and seconded by Mr. Fields to approve the May 27, 2010 meeting minutes. Motion unanimously approved.*

III. ZONING AND SUBDIVISION REGULATIONS DISCUSSION ITEMS

- a. Active-Adult/Age-Restricted Housing. Mr. Chester will inquire if existing conservation (or cluster) subdivision regulations permit active adult housing.
- b. Affordable Housing. Mr. Chester will prepare an inclusionary housing zoning draft regulation requiring 10% affordable housing in mid-size subdivisions for Subcommittee review.
- c. Agricultural Buffers. Ms. Davis recommended allowing the Commission to waive the buffer requirement for subdivisions of less than 15 acres. No action taken.

IV. ADJOURNMENT. The Commission adjourned at 9:00 p.m.

Respectfully Submitted,
Philip S. Chester, Town Planner